BILL NO. Z-81-11- 33

ZONING MAP ORDINANCE NO. Z-

z- Last

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. R-18.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1: That the area described as follows is hereby designated a B-1-B District under the terms of Chapter 33, The Code of the City of Fort Wayne, Indiana of 1974;

Lots 1, 2, 3, & 4, in Bellair Addition

and the symbols of the City of Fort Wayne Zoning Map No. R-18, referred to therein, established by Section 33-11 of said Chapter are hereby changed accordingly.

SECTION 2: That this Ordinance shall be effective upon passage, approval by the Mayor and legal publication thereof.

Mark & Gra Sunta

APPROVED AS TO FORM AND LEGALITY NOVEMBER 20, 1981

BRUCE O. BOXBERGER, CITY ATTORNEY

by title and r	referred to the Commit on for recommendation)	and Public Hearin	g to be neid after
due legal noti Indiana, on	ice, at the Council Ch	ambers, City-Count the	y Building, Fort Wayne day of o'clockM.,E.S.T.
		_, at	o'clockM.,E.,S.T.
DATE:		CHARLES W.	WESTERMAN - CITY CLERE
Read the	third time in full an	d on motion by	Listus
seconded by passage. PASS	third time in full an	, and duly ad llowing vote:	opted, placed on its
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SCHMIDT .	×		
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STIER .	X	-	
TALARICO	X		
DATE:	1-26-82		Westerman - CITY CLERE
Passed ar	nd adopted by the Comm	on Council of the	City of Fort Wayne,
Indiana, as (2	ONING MAP)/ (GENERAL) (ANNEXATION)	(SPECIAL)
(APPROPRIATION	N) ORDINANCE (RE	SOLUTION) NO	
on the	day of		
	ATTEST:	(SEAL)	\searrow
CHARLES W. WES	STERMAN - CITY CLERK	PRESIDING O	FFICER
Presente	d by me to the Mayor o	the City of Fort	Wayne, Indiana, on
the	day of	\	, at the hour of
		.M. E.S.T.	
		CHARLES W.	WESTERMAN - CITY CLER
/ Approved	and signed by me this	day	of
	ne hour of		
		WIN MOSES,	JR MAYOR

·				01	
Read the fi seconded by by title and refe Plan Commission f due legal notice, Indiana, on	red to the cor recommendat the Council	cil Cham	bers, City-Cou	nty Buildi	ing, Fort Wayn
		19, the	, at	o'clock	M.,E.S.T.
DATE:	1-24-81		Charles W.	WESTERMAN	lesman
			CITY CLERK		
Read the th seconded by passage. PASSE			on motion by_ _, and duly a llowing vote:	dopted, pl	aced on its
•	AYES	NAYS	ABSTAINED	ABSENT	TO-WIT:
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SCHMIDT, D.					
SCHMIDT, V.					
SCHOMBURG					
STIER					
TALARICO					
DATE:		-	CHARLES W.	WESTERMAN	- CITY CLERK
Passed and	adopted by th	e Commor	Council of t	ne City of	Fort Wayne,
Indiana, as (ZONI	NG MAP) (GE	NERAL)	(ANNEXATION)	(SPECIA	L)
(APPROPRIATION) O			-		
on the	day of			, 19	<u> </u>
	ATTE	ST:	(SEAL)		
CHARLES W. WESTER	MAN - CITY CI	ERK	PRESIDING O	FFICER	
Presented by	y me to the M	Mayor of	the City of Fo	ort Wayne,	Indiana, on
the	day of		, 19	, at th	e hour of
o'cle	ockM	.,E.S.T.			
			CHARLES W. V	VESTERMAN	- CITY CLERK
Approved and	d signed by m	e this _			day of
19, at the he	our of		o'clock M		
					•

WINFIELD C. MOSES, JR. MAYOR

BILL NO. Z-81-11-33 REPORT OF THE COMMITTEE ON REGULATIONS WE, YOUR COMMITTEE ON Regulations TO WHOM WAS REFERRED AN ORDINANCE amending the City of Fort Wayne Zoning Map No. R-18 HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE_ BEN A. EISBART - CHAIRMAN JANET G. BRADBURY - VICE CHAIRMAN PAUL M. BURNS JOHN NUCKOLS · ROY J. SCHOMBURG CONCURRED IN

CHARLES W. WESTERMAN, CITY CLERK

PETITION FOR ZONING ORDINANCE AMENDMENT RECEIPT NO. DATE FILED THIS IS TO BE FILED IN DUPLICATE INTENDED USE I/We Associate Bancory Inc.
(Applicant's Name or Names) do hereby petition your Honorable Body to amend the Zoning Map of Fort Wayne Indiana, by reclassifying from a/an N-3 District to a/an R-/-R District the property described as follows: Lots #1, #2, #3, #4 in Bellair Addition. (Legal Descrption) If additional space is needed, use reverse side. Bellair lots 1,2,3 and 4. (General Description for Planning Staff Use Only) I/We, the undersigned, certify that I am/We are the owner(s) of fifty-one percentum (51%) or more of the property described in this petition. Associater Bancorphie. (If additional space is needed, use reverse side.) Legal Description checked by NOTE FOLLOWING RULES

All requests for deferrals, continuances, withdrawals, or request that the ordinance be taken under advisement shall be filed in writing and be submitted to the City Plan Commission prior to the legal notice pertaining to the ordinanc being sent to the newspaper for legal publication. If the request for deferral, continuance or request that ordinances be taken under advisement is received prior to the publication of the legal ad being published the head of the Plan Commission staff shall not put the matter on the agenda for the meeting at which it was to be considered. The Plan Commission staff will not accept request from petitioners for deferrals, continuances, withdrawals, or requests that an ordinance be taken under advisement, after the legal notice of said ordinance is forwarded to the newspaper for legal publication but shall schedule the matte for hearing before the City Plan Commission. (FILING FEE \$50.00)

Name and address of the preparer, attorney or agent.

(Address & Zip Code) (Telephone Number)

COMMUNITY DEVELOPMENT AND PLANNING / Division of Long Range Planning & Zoning and (CITY PLAN COMMISSION) / Room #830, City-County Building, One Main Street, Fort Wayne, IN 46802 (PHONE: 219/423-7571)

Applicants, Property owners and preparer shall be notified of the Public Hearing approximately ten (10) days prior to the meeting.

Legal Description of p	roperty t	to be rezon	ed.			

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				*		
Owners of Property		· ·				
owners of Froperty						
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(Name)		(Addres	ss)		(Signa	ture)

NOTE: All checks are to be made payable to: CITY OF FORT WAYNE

This form is to be filed in duplicate.

ASSOCIATES FINANCIAL SERVICES COMPANY, INC.

P. O. BOX 222822 DALLAS, TEXAS 75222

250 Carpenter Freeway • Phone: 214-659-4000

November 10, 1981

FEDERAL EXPRESS MAIL

Mr. Dale Alber Roth Wohrly Inc. 230 E. Berry Ft. Wayne, Indiana 46802

Dear Dale:

SUBJECT: Vacant Lots 3, 4 and the west 36' of 2 Ft. Wayne, Indiana - East State Street

As discussed, attached is a copy of the Agreement to Purchase Real Estate which has been executed on behalf of Associates Bancorp Inc.

Please use this letter as your authorization to proceed with the application for re-zoning in Associates Bancorp Inc.'s name by November 13, 1981. Our branch office on East State Street is providing you with a check in the amount of \$50.00 payable to the City of Ft. Wayne Planning Commission to cover the fee for this application.

As you indicated, it will be necessary for a representative from Associates to be present at the December 21st meeting. A Mr. D. W. Webb is officed in our other Ft. Wayne branch office and he will be responsible for this. His phone number is 482-8592 and you can coordinate this meeting with him.

If you need any further cooperation from us, please do not hesitate to call.

Yours very truly.

ASSOCIATES CORPORATION OF NORTH AMERICA

ASSOCIATES BANCORP INC.

Pat Fengler Services Coordinator

Corporate Properties Department

PSF;pf Encl.

cc: D. W. Webb



RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on November 24, 1981, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-81-11-33; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on December 21, 1981;

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that such proposed ordinance DO NOT PASS for the reasons that no need has been shown for the Land Use Plan to be amended, the amendment will not be in the best interest of and benefit to the area involved and of and to the City, and the amendment will be detrimental to and conflicts with the overall City Plan; and,

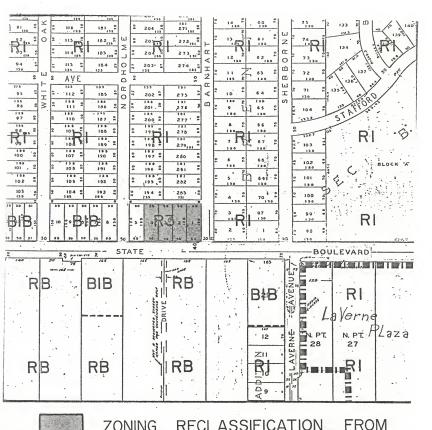
BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held December 28, 1981.

Certified and signed this 5th day of January 1982.

Dennis J. Grotrian Secretary

100 million de la company de l		
RECEIPT	A.E. SDYCE CO., MUNICIE, INS.	GENERAL FORM NO. 352
COMMUNITY DEVELOPMENT & PLANNING	Nº	7185
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+ AUTHO	RIZED SIGNATURE	



ZONING RECLASSIFICATION
AN R3 TO A BIB DISTRICT.

2-81-11-33

MAP NO. R-18

BY G.R. LAX 11-13-81

5498

Admn. Appr.____

DIGEST SHEET

TITLE OF ORDINANCE Zoning Ordinance Amendment 3-81-11-23
DEPARTMENT REQUESTING ORDINANCE Long Range Planning & Zoning - CD&P
SYNOPSIS OF ORDINANCE Lots 1, 2, 3, & 4 in Bellair Addition.
EFFECT OF PASSAGEProperty is now zoned R-3 - Multiple Family Residential.
Property will become B-1-B - Limited Business District.
EFFECT OF NON-PASSAGE Property will remain R-3 - Multiple Family Residential.
MONEY INVOLVED (D)
MONEY INVOLVED (Direct Costs, Expenditures, Savings)
ASSIGNED TO COMMITTEE (J.N.)



THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ONE MAIN STREET • FORT WAYNE, INDIANA 46802
city plan commission

5 January 1982

Members of the Common Council City-County Building One Main Street Fort Wayne, IN 46802

Gentlemen:

Attached hereto is a copy of a resolution pertaining to one (1) zoning ordinance amendment acted upon by the City Plan Commission at their regular meeting held December 28, 1981. In addition to the reasons outlined in the resolution, the following are additional remarks pertaining to the ordinance involved.

- 1. Bill No. Z-81-11-33
- 2. From R-3 to B-1-A
- 3. Intended Use: Automotive Service Quick change oil service.
- 4. Plan Commission Recommendation: DO NOT PASS

This ordinance received a DO NOT PASS recommendation for the following reason:

a. This request is not compatible with the surrounding land uses.

If there are any questions with regard to this ordinance, please feel free to call on us.

Respectfully submitted,

COMMUNITY DEVELOPMENT & PLANNING

Gary F. Baeten Senior Planner

GFB:pb

Attachments



THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING . ONE MAIN STREET . FORT WAYNE, INDIANA 46802

Charles W. Westerman, Clerk -:- Room 122

February 8, 1982

Ms. Judy High Fort Wayne Newspapers, Inc. 600 West Main Street Fort Wayne, Indiana 46802

Dear Ms. High:

Please give the attached full coverage on the dates of February 1 and February 18, 1982, in both the News Sentinel and Journal Gazett.

RE: Legal Notice for Common Council of Fort Wayne, Indiana

Bill No. Z-80-03-10 Zoning Map Ordinance No. Z-03-82

Bill No. Z-81-11-35 Zoning Map Ordinance No. Z-04-82

Bill No. G-81-11-31 General Ordinance No. G-01-82

Bill No. G-81-11-32 General Ordinance No. G-02-82

Please send us 16 copies of the Publisher's Affidavit from both newspapers.

Thank you.

Charles W Westerman

Charles W. Westerman City Clerk

CWW/ne ENCL: 1

LEGAL NOTICE

Notice is hereby given that on the 26th day of January, 1982, the Common Council of the City of Fort Wayne, Indiana, in Regular Session did pass the following Bill No. Z-80-03-10 -- Zoning Map Ordinance No. Z-03-82. AN ORDINANCE amending the City of Fort Wayne Zoning Map No. 0-19

Notice is hereby given that on the 26th day of January, 1982, the Common Council of the City of Fort Wayne, Indiana in Regular Session did pass the following Bill No. Z-81-11-35 -- Zoning Map Ordinance No. Z-04-82 AN ORDINANCE amending the City of Fort Wayne Zoning Map No. L-2

Notice is hereby given that on the 26th day of January, 1982, the Common Council of the City of Fort Wayne! Indiana, in Regular Session did pass the following Bill No. G-81-11-31 -- General Ordinance No. G-01-82, AN ORDINANCE amending the Thoroughfare Plan of the City Comprehensive ("Master") Plan by vacating a Utility EAsement in Hoevelwood Court Addition, Section "B"

Notice is hereby given that on the 26th day of January, 1982, the Common Council of the City of Fort Wayne, Indiana, in Regular Session did pass the following Bill No. G-81-11-32 -- General Ordinance No. G-02-82 AN ORDINANCE amending the Thoroughfare Plan of the City Comprehensive ("Master") Plan by vacating a portion of Holly Avenue

I, Charles W. Westerman, Clerk of the City of Fort Mayne, Indiana do hereby certify that Bill No. Z-80-03-10 -- Zoning Map Ordinance No. Z-03-82; Bill No. Z-81-11-35 -- Zoning Map Ordinance No. Z-04-82; Bill No. G-81-11-31 -- General Ordinance No. G-01-82 and Bill No. G-81-11-32 -- General Ordinance No. G-02-82, were passed by the Common Council on the 26th day of January, 1982, said Ordinances were signed and approved by the Mayor on the 1st day of February, 1982, and remains on file and on record in my office.

Copies of Bill No. Z-80-03-81- Zoning Map Ordinance No. Z-03-82; Bill No. Z-81-11-35 -- Zoning Map Ordinance No. Z-04-82; Bill No. G-81-11-31 -- General Ordinance No. G-01-82 and Bill No. G-81-11-32 -- General Ordinance No. G-02-82, will be posted for reading in the following places in Fort Wayne, Allen County, Indiana

- (1) The main floor of the City-County Building
- (2) The bulletin board in the lobby of Downtown Fort Wayne Public Library
- (3) The bulletin board in the lobby at the East door of the Allen County Court House

Cpies of Bill No. Z-80-03-81 -- Zoning Map Ordinance No. Z-03-82; Bill No. Z-81-11-35 -- Zoning Map Ordinance No. Z-04-82; Bill No. G-81-11-31 -- General Ordinance No. G-01-82 and Bill No. G-81-11-32 -- General Ordinance No. G-02-82, will be available for reading in the following places in Fort Wayne, Allen County, Indiana

- Reference Room in the north end of the (1) main floor in said Downtown Public Library
- The Journal of the Common Council Proceedings (2) in the Office of the City Clerk of Fort Wayne, Indiana

City Clerk

I, Charles W. Westerman, Clerk of the City of Fort Wayne, Indiana, fulfilled and posted the above ordinance in the designated places as stated on February 11, 1982

> Charles W. Witeman Charles W. Westerman City Clerk

mission expires...

Til e meh	ed by Stat	ne Board of Accounts			Gene	eral Form No. 99 P (F
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My commission expires...

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82	TitleCLERK
PUBLISH	HER'S AFFIDAVIT

Personally appeared before me, a notary public in and for said county and state, the CLERK ... of the NEWS-SENTINEL in the English language in the city town of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for......the dates of publication being 2/11 - 2/18/82

November 29, 1985

Form Prescribed by State Board of Accounts			eneral Form No. 99 P(Rev. 1967
Fort Wayne Common ((Governmental Unit)	Jounell	ToNEWS-SEN	TINEL D
Allen	County, Ind	FORT WAYN	e, Indiana
	,,		
	PUBLISH	HER'S CLAIM	
LINE COUNT			
Display Matter (Must not ex-	ceed two actual lines, neither of	f which shall total more than four solid lines s set) – number of equivalent lines	
Head number of lines		,	1
			103
Body number of lines			2
Tail number of lines			
Total number of lin	nes in notice		106
COMPUTION OF CHARGES			
106 lines	1 columns wide equals	106 equivalent lines at 300¢	31.80
cents per line	colonia wiec cquis		
Additional charge for notices	containing rule or tabular work	(50 per cent of above amount)	tankan makan m
Charge for extra proofs of pub	olication (50 cents for each proc	of in excess of two) 14 extra	7.00
TOTAL AMOUNT			38.80
DATA FOR COMPUTING COST			
Number of insertions2		of quad upon which type is cast	
hereby certify that the foregoing account is as been paid.	just and correct, that the amou	int claimed is legally due, after allowing all just cre	
		A) Roo	00_
Feb.18 82			
	***	TitleCI	ERK
Form 903	State of Indiana	R'S AFFIDAVIT	
AN — Plumbing, Hear- ling, Electrical Service deling, TAL-1286. Or Keith R AN — PLUMBING & Thorn El	ALLEN County SS: Personally appeared be	efore me, a notary public in and for	said county and state, th
251 422-0266, West 432, NO BROK	undersigned	D. ROOSE CLERK	who, being duly sworn, s
		NTINEL	
opened. Shulfs Plumb. 80 Mor. 2,493-3130. 4 FE		Y newspaper of general	
A CAN SHOWN WING THE PLAN SHOWN THE PROPERTY OF THE PROPERTY O	in the English language in	the city of FORT WAYNE, INDIA	NA
The same of the sa	in state and county a	aforesaid, and that the printed matter atta two times	ched hereto is a true copy
Summer (Summer)		in said paper for	,the dates of publication bei
y, 426-6476, manufacturi manufacturi (COI) 90 C GOI	as follows:	2/11 - 2/18/82	
	as follows:	2/11 - 2/18/82	
	as follows:	70	
	as follows: Subscribed and sworn to be	18th / Febr	uary 19 82
FIFUL — Installation: Li had dunafose, segerit Li had dunafose, sege		before me this 18th day Febr	(Tarking)
Painty Carpelling Painty		before me this 18th day February Manager 1985	(Tarking)
1,000 1,00	Subscribed and sworn to b	before me this 18th day February Manager 1985	(Tarking)
The state of the s	Subscribed and sworn to b	before me this 18th day February Manager 1985	(Tarking)
A consideration of the constraint of the constra	Subscribed and sworn to b	before me this 18th day February Manager 1985	Parkins